

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

| Process No. | Applicant Name |
|-------------------------------|---|
| <u>03-262</u> | <u>SUMMERVILLE DEVELOPMENT, INC</u> |
| | |

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 4/21/04 TO THIS DATE:

HEARING NO. 03-12-CZ15-2 (03-262)

19-56-40
Council Area 15
Comm. Dist. 8

APPLICANT: SUMMERVILLE DEVELOPMENT, INC.

(1) AU to BU-1

(2) Applicant is requesting to permit a residential and commercial development setback 20' (25' required) from the front (west) property line, setback 12' from the rear (east) property line and setback 15' from the side street (south) property (25' required from all property lines).

(3) Applicant is requesting to waive the 5' high decorative masonry wall required along the east property line for the business lot where it abuts a residential district.

(4) Applicant is requesting to permit the residential/commercial development with a residential floor area covering 73% (50% maximum permitted).

(5) Applicant is requesting to permit 3 stories (2 stories permitted)

REQUESTS #1 - #5 ON EXHIBIT "A"

(6) AU to RU-3M

(7) Applicant is requesting to permit the RU-3M lot with a frontage of 81' (100' required).

(8) UNUSUAL USE to permit parking in a zone more restrictive (RU-3M) than the use it serves is located (BU-1).

REQUESTS #6 - #8 ON EXHIBIT "B"

(9) UNUSUAL USE to permit a gated entrance feature.

REQUEST #9 ON EXHIBITS "A" & "B"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 through #5 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) and request #7 may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple Family Use) or requests #2 through #5 and 7 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Summerville Town Center," as prepared by Corwil Architects, Inc., dated 5/4/04 and consisting of 6 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: OVERALL PROPERTY: Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence N1°4'14"E, for 65.03'; thence N89°03'18"W, for 40' to the Point of beginning; thence N1°4'14"E, for 266.39'; thence N89°01'53"W, for 790.84'; thence S01°11'31"W, for 266.36'; thence S89°03'18"E, for 790.27' to the Point of beginning. EXHIBIT "A": The south ½ of the SW¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, AND: The west 86' of the SW¼ of the SE ¼ of the SW¼ of the SW¼ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. EXHIBIT "B": Commence at the Southeast corner of Section 24, Township 56 South, Range 39 East; thence

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PAGE TWO

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LOCATION: 24751 S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.336 Acres

AU (Agricultural – Residential)

BU-1 (Business – Neighborhood)

RU-3M (Minimum Apartment House 12.9 units/net acre)